



Building Consistency Meeting

Residential

Date 5/07/2014 Recorder and minutes prepared by: Jay Garbus/Lon McSwain

Staff present: On File

Public present:

RESIDENTIAL CONSISTENCY MEETING

1. Approved plans on site- clear and legible, no inspection - They need to be **clear and can read them**. Print need to be clear. Make note location of where the plans are located. Need to know **what options** are being used, do not need pages that have nothing to do with the construction of the house.
2. Rebar in reinforced masonry wall- FD - Need to look at the lifts. Call in as foundation inspection. Need to know if poured concrete wall so it will be a priority inspection.
3. Insulation certificate vs. Builders energy certificate - Need to have both certificates at the final. N1104 and N1109.
4. Builders energy certificate blower door vs. visual (checklist) - Need to do **both visual and blower door test and duct blower test**. Need to know what they did for the visual inspection under appendix E.
5. Soffit protection approved - Went before Building Code Council and was approved and can now be used. If the soffit is not in the 10' distance do not need to protect. Siding rule can also be done now for fire protection. This is for vinyl or aluminum only.

(Delete Section R703.11.3 Soffit) and replace with new Section R302.1.1 Soffit protection:

R302.1.1 Soffit protection. In construction using vinyl or aluminum soffit material the following application shall apply. Soffit assemblies located on buildings with less than a 10' fire separation distance shall be securely attached to framing members and applied over fire retardant treated wood, 23/32 inch wood sheathing or 5/8 inch exterior grade or moisture resistant gypsum board. Venting requirements shall be provided in both soffit and underlayments. Vents shall be either nominal 2-inch (51mm) continuous or equivalent intermittent and shall not exceed the minimum net free air requirements established in Section R806.2 by more than 50%. Townhouse construction shall meet the additional requirements of R302.2.5 and R302.2.6.

Exception:

1. Soffits, any portion of, having 10' or more fire separation distance.
2. Roof rake lines where soffit doesn't communicate to attic are not required to be protected per this section.
3. Soffits with less than a 3' fire separation distance shall meet the projection fire rating requirements of Table R302.1.
4. Soffits between buildings located on the same lot.



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6. % of structure demolished that triggers new residence - If all the wall torn down it is not a remodel it is a new house. More research is being done.



7. Plans being updated, seals need to also - Plans updated in the field seals need to be the same and update seal dates.
8. Specific wall bracing details (sheathing size, type & fastening-layout needed, blocking, heel and anchor bolt washer details - Wall bracing need to meet the code and details with **type of sheathing with fastening**. Check the washers for the anchor bolts wrong washers have been used. Need blocking at trusses above brace panels, check plans for location. Splices in plywood or OSB blocking need to be on edge not flat on the sheathing.

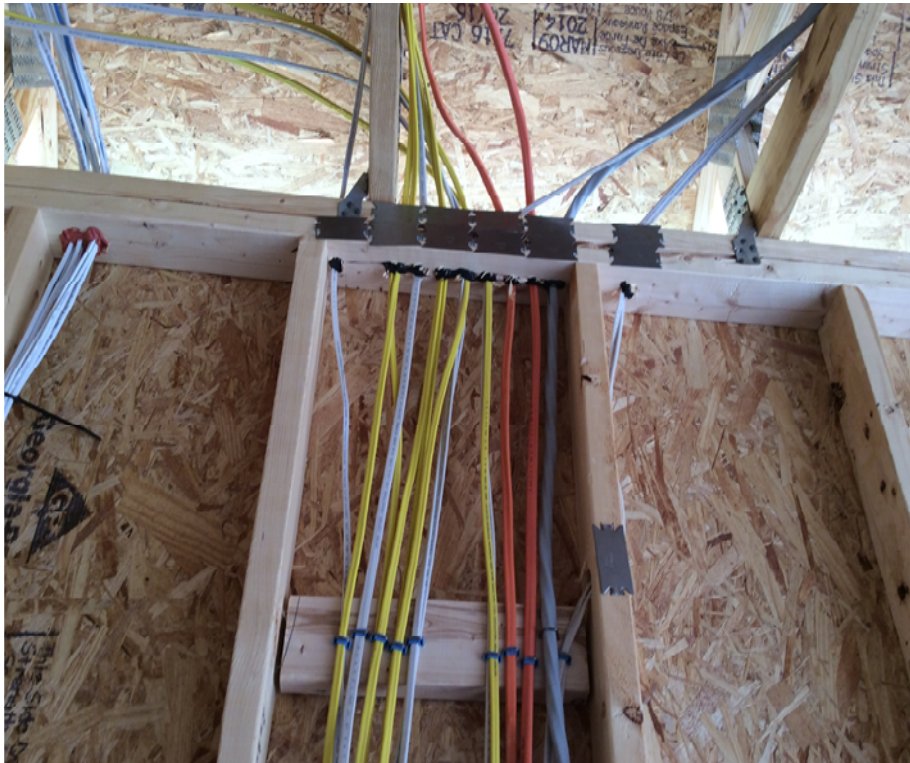


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9. Appendix M deck- 6" sphere errata - Decks in appendix M errata to the guardrails. No more 6" sphere only 4" sphere.
10. Blue page layout- NCDOT -Looking to have blue pages since code cycle is now 6 years. There is a DOT web site will have the changes, more information to come out.
11. Top plate bearing wall repair at panel box - Top plate bearing with numerous holes need to have a structural plate (FHA) installed. Nail guards will not work.



12. Flat header spans - Flat headers 607.7.2 for non-load bearing walls. This includes for Sheetrock only support.



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13. Stud notching and boring of bearing walls (V cut) - Stud notch and boring can not notch 6" from bottom or top of stud. Cannot v notch bottom of stud over anchor bolt need to add stud next to it.

1. Notching. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40 percent of a single stud width. Notching of bearing studs shall be on one edge only and not to exceed one-fourth the height of the stud. Notching shall not occur in the bottom or top 6 inches (152 mm) of bearing studs.
2. Drilling. Any stud may be bored or drilled, provided that the diameter of the resulting hole is no more than 60 percent of the stud width, the edge of the hole is no more than $\frac{5}{8}$ inch (16 mm) to the edge of the stud, and the hole shall not be closer than 6 inches (152 mm) from an adjacent hole or notch. Holes not exceeding $\frac{3}{4}$ inch (19 mm) diameter can be as close as $1\frac{1}{2}$ inches (38.1 mm) on center spacing. Studs located in exterior walls or bearing partitions drilled over 40 percent and up to 60 percent shall also be doubled with no more than two successive doubled studs bored. See Figures R602.6(1) and R602.6(2).

14. Fastenmaster-Timberlok screws for Truss hold downs - Fasten Master TimberLOK screws to tie down trussed can be used for fastening of the trusses. Need ERS report to match the use of the fastener.

15. Lumber APP – On the App store there is a free app for dimensional lumber.

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Approved By Lon McSwain Date 5/12/2014